



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
POST OFFICE BOX 514917
LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

April 29, 2003

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 1-AGREEMENT NUMBERS 2066 & 2236
SUPERVISORIAL DISTRICT 3- AGREEMENT NUMBER 2251
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chair to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by three public agencies pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to each agreement indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

Implementation of Strategic Plan Goals

Approval of these agreements is also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered and limited use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The first agreement is with the Los Angeles County Flood Control District. It is the intent of this agency to utilize the property for flood control purposes. The second agreement is with the Bell Gardens Community Redevelopment Commission which will utilize the property for the furtherance of the Central City Redevelopment Project Redevelopment Plan and the elimination of blight. The third agreement is with the City of Calabasas. They will utilize the property for open space and to restore the native vegetation in the Malibu Creek Corridor.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax rolls.

Funds are budgeted in services and supplies for the Tax Collector's Office for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/ LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agencies' purchases is attached. This attachment indicates the affected Supervisorial Districts and the use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors
April 29, 2003
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

Approve and sign the attached agreement forms for the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreements.

Approve the publication of the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:SP:SR
Bdltr.agreement.4/29/03

Attachments

c: Assessor
 Chief Administrative Officer
 County Counsel
 Auditor-Controller
 Internal Services Department

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR

HALL OF ADMINISTRATION
225 NORTH HILL STREET

LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY
TAX COLLECTOR

November 17, 1970

W. T.
CHIEF

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173

NOV 24 1970

Board of Supervisors
383 Hall of Administration
Los Angeles, California 90012

J. J. Montell

LARRY J. MONTEN
EXECUTIVE OFFICER

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:


This office has recently completed a review of the policies currently in use with regard to the acquisi-

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,


HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:cm

- cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIRST SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2066

AGENCY

Los Angeles County Flood Control District
Public Agency (2 copies)

Selling price of this parcel
shall be \$ 2,403.00

Public Agency
intends to utilize
this property for
flood control
purposes.

**SUPERVISORIAL
DISTRICT**

LOCATION

**PARCEL
NUMBER(S)**

**MINIMUM
BID**

1st

CITY OF
EL MONTE

8578-002-033

\$2,403.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIRST SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2236

AGENCY

Bell Gardens Community Redevelopment Commission
Public Agency (2 copies)

Selling price of this parcel
shall be \$ 10,968.00

Public Agency
intends to utilize
this property for
the furtherance
of the Central City
Redevelopment Project
Redevelopment Plan
and the elimination of
blight.

SUPERVISORIAL
DISTRICT

LOCATION

PARCEL
NUMBER(S)

MINIMUM
BID

1st

CITY OF
BELL GARDENS

6328-012-045

\$10,968.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

THIRD SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2251

AGENCY

City of Calabasas
Public Agency (2 copies)

Selling price of this parcel
shall be \$ 8,609.00

Public Agency
intends to utilize
this property for
open space and to
restore the native
vegetation in the
Malibu Creek
Corridor.

SUPERVISORIAL
DISTRICT

LOCATION

PARCEL
NUMBER(S)

MINIMUM
BID

3RD

CITY OF
CALABASAS

2064-025-002

\$8,609.00

AGREEMENT NUMBER 2066

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

FIRST SUPERVISORIAL DISTRICT



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100

HARRY W. STONE, Director

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

June 1, 2000

IN REPLY PLEASE
REFER TO FILE: **MP-2**

TO: Martha Duran, Administrative Services Manager
Secured Property Tax Division
Treasurer and Tax Collector

FROM: Brian Scanlon, Assistant Deputy Director
Mapping & Property Management Division

Brian Scanlon

TAX DEFAULTED PROPERTY - SEALED BID 2000B (JUNE)
AUTHORIZATION TO PURCHASE VIA CHAPTER 8

We reviewed the list of properties to be auctioned by the Treasurer and Tax Collector on June 26, 2000. We are interested in acquiring via Chapter 8 the nine parcels listed on the attached Exhibit A. The Los Angeles County Flood Control District will be the purchaser and the properties will be acquired for flood purposes.

This notification is in accordance with the procedure stated in your April 28, 2000 memorandum. We will start processing the acquisition of these parcels when we receive from you the Chapter 8 Purchase Agreements.

This authorization to acquire property on behalf of the Los Angeles County Flood Control District is pursuant to County Code Section 2.18.025.

WDS:adg
P2\TAXDEFPROP

Attach.

*Rec'd
6/6/00*

EXHIBIT A

<u>No.</u>	<u>Assessor Parcel Number</u>
1	2653-024-012 BN
2	4205-005-005 ED
3	4205-005-006 ED
4	4205-005-007 ED
5	5360-012-033 OK
6	8527-015-004 OK
7	8527-028-041 BK
8	8527-028-042 BK
9	8578-002-033 OK



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
(name of the city, county, district, redevelopment agency or state)

Application to Purchase: X Objection to a Current Pending Chapter 7 Sale
(check one) Application-No Pending Chapter 7 Sale

Public Purpose for Acquiring The property Eaton Wash - Parcels 79 and 125

List the Propertie(s) by Assessor's Parcel Number:

8578-002-033

Authorized Signature: Greg Kelly

Title: Asst Deputy Director

Date: 8-20-02

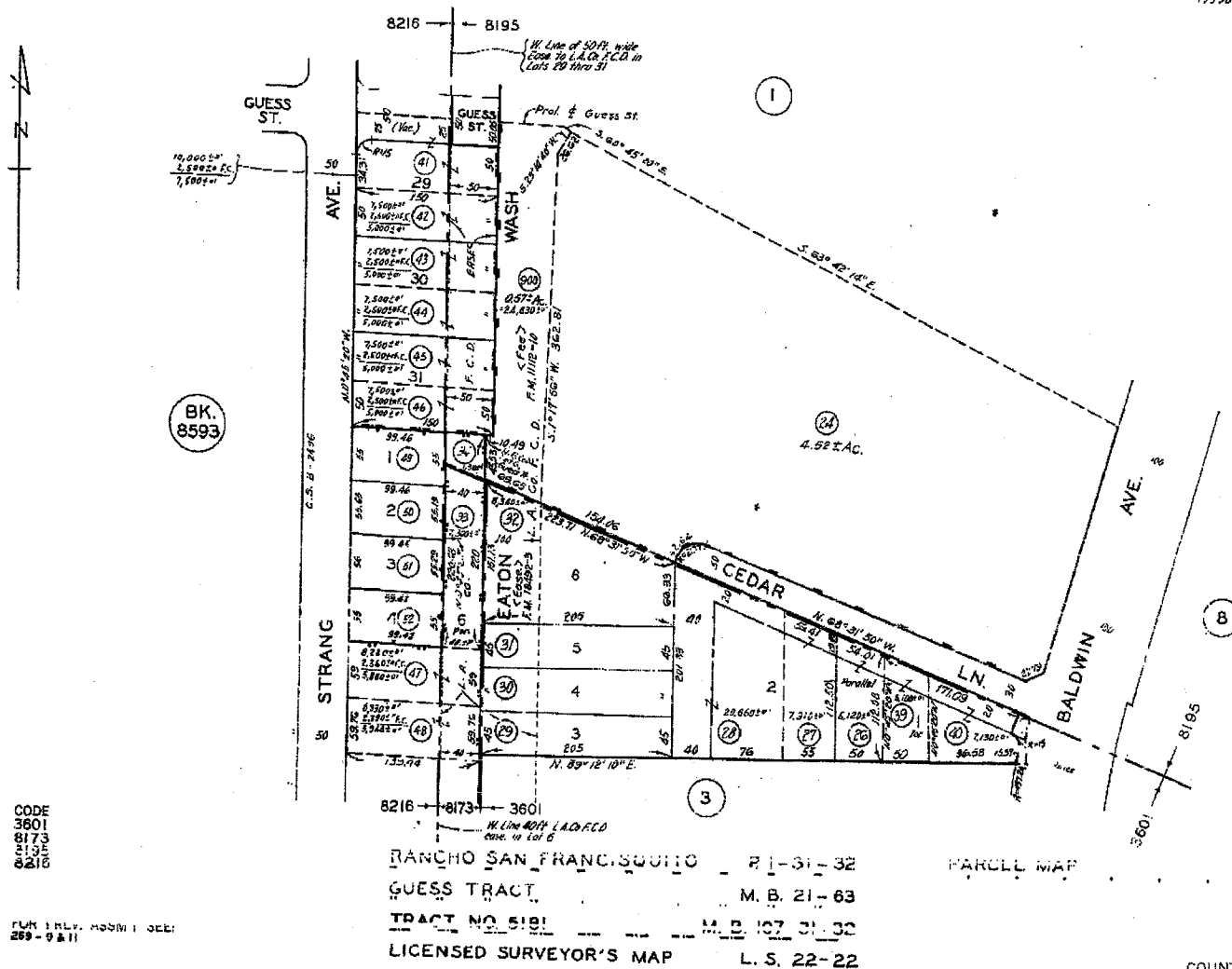
Agreement Number: 2066

View Printing Instructions

8578 2
SCALE 1" = 100'

1999

6804 30004
68050
690110
69011604
691003
69107502
692008
750303
760210



ORIGINAL

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LOS ANGELES COUNTY FLOOD CONTROL DISTRICT** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT

By Greg Kelly

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the **City of El Monte** hereby agrees to the selling price as provided in this agreement.

ATTEST: By: Lorene Gutierrez City of El Monte
Lorene Gutierrez, City Clerk
12-4-02

By Rachel Montes
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marcelo Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By?

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2066

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
*TR=GUESS TRACT*LOT COM N 88°11' W 10.49 FT AND S 0°45'20" E 45.53 FT FROM SE COR OF LOT 31 TR NO 5181 TH S 0°45'20" E TO A PT N 88°11' W 10.49 FT AND S 0°45' 20" E 220 FT FROM SD SE COR TH N 88°45' 35" W 40.02 FT TH N 0°45'20" W TO A PT N 68°31'50" W FROM BEG TH S 68°31'50" E TO BEG POR OF LOT 6	CITY OF EL MONTE	1982	8578-002-033	\$2,403.00

ORIGINAL

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LOS ANGELES COUNTY FLOOD CONTROL DISTRICT** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LOS ANGELES COUNTY
FLOOD CONTROL DISTRICT

By Greg Kelley

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the **City of El Monte** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of El Monte

By Lorene Gutierrez
Lorene Gutierrez, City Clerk
12-4-02

By Rachel Monte
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Manly Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2066

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
*TR=GUESS TRACT*LOT COM N 88°11' W 10.49 FT AND S 0°45'20" E 45.53 FT FROM SE COR OF LOT 31 TR NO 5181 TH S 0°45'20" E TO A PT N 88°11' W 10.49 FT AND S 0°45' 20" E 220 FT FROM SD SE COR TH N 88°45' 35" W 40.02 FT TH N 0°45'20" W TO A PT N 68°31'50" W FROM BEG TH S 68°31'50" E TO BEG POR OF LOT 6	CITY OF EL MONTE	1982	8578-002-033	\$2,403.00

AGREEMENT NUMBER 2236

BELL GARDENS COMMUNITY REDEVELOPMENT COMMISSION

FIRST SUPERVISORIAL DISTRICT

**CITY OF BELL GARDENS**

7100 So. Garfield Avenue ■ Bell Gardens, California 90201
(562) 806-7700

Non-Objection

Agreement # 2236
District # 1

July 1, 2002

Mr. Stan Redins
Los Angeles County Tax Assessors Office
Room 130
225-N. Hill Street
Los Angeles, CA 90012

Re: APN 6328-012-045

BN

Item # 3017

Dear Mr. Redins:

2001 B

The Bell Gardens Community Redevelopment Commission seeks to acquire the above-referenced property.

The purpose of this proposed acquisition is in furtherance of the Central City Redevelopment Project Redevelopment Plan. Currently, the City of Bell Gardens, Community Development Commission owns, or will own three of the four bordering properties to this property. The subject property, therefore, is an uneconomic remnant, and is unusable.

Additionally, the Commission seeks to acquire this property to eliminate blight. Since the property is currently unoccupied, there is no general up keep or maintenance.

To that end, please forward all Chapter 8 acquisition information to my attention so that we may expedite the purchase of this property.

If you should have any questions, or concerns, please contact me at (562) 806-7700, extension 722.

Sincerely,

CITY OF BELL GARDENS

Anthony R. Ybarra

Anthony R. Ybarra
Director of Community Development

RECEIVED
7-5-02

S. Redins



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: BELL GARDENS COMMUNITY DEVELOPMENT COMMISSION
(name of the city, county, district, redevelopment agency or state)

Application to _____ Objection to a Current Pending Chapter 7 Sale
Purchase:
(check one) X Application-No Pending Chapter 7 Sale

Public Purpose _____
for Acquiring _____
The property _____
For redevelopment purposes, including the
elimination of blight, the clearance of
incompatible uses, assembly of an adequate
sized development site, in connection with
the Toys R Us Center expansion.

List the Propertie(s) by Assessor's Parcel Number: 6328-012-045

Authorized Signature: Ramiro Morales

Title: CHAIRPERSON

Date: DECEMBER 31, 2002

RESOLUTION NO. 2002-09

**A RESOLUTION OF THE CITY OF BELL GARDENS
COMMUNITY DEVELOPMENT COMMISSION
AUTHORIZING THE ACQUISITION OF CERTAIN REAL
PROPERTY WITHIN THE CITY OF BELL GARDENS**

WHEREAS, certain real property located in the City of Bell Gardens, Assessor Parcel No. 6328-012-045 (the "Subject Property") has been under-utilized for a number of years, and

WHEREAS, property tax has not been paid on this property for since 1990;

WHEREAS, this property is a portion of an alleyway surrounded by property that is being condemned in furtherance of the Central City Redevelopment Project Redevelopment Plan, and

WHEREAS, the Bell Gardens Community Development Commission has already adopted Resolution No. 2001-05 authorizing the condemnation and acquisition of certain surrounding properties;

WHEREAS, the Bell Gardens Community Development Commission wishes to acquire the property to allow for the development of the Central City Redevelopment Project Redevelopment Plan and the elimination of blight as reflected in Resolution No. 2001-05


NOW, THEREFORE, be it resolved, by the Bell Gardens Community Development Commission that the Director of Community Development sign and submit the application to purchase the Subject Property through a Chapter 8 Agreement Sale, Agreement No. 2236, pursuant to Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code.


PASSED, APPROVED, AND ADOPTED THIS 11th day of November 2002.


RAMIRO MORALES, MAYOR

APPROVED AS TO FORM:

ATTEST:


H. Francisco Leal, Interim City Attorney


Ronald L. Hart, City Clerk

002 000 1120 P.03/03

CERTIFICATION

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) SS.
)
CITY OF BELL GARDENS)

I, **RONALD L. HART**, Commission Secretary of the City of Bell Gardens, California, do hereby certify that the foregoing attached Resolution No. 2002-09 was duly adopted by the Community Development Commissioners of the City of Bell Gardens, California, at their regular Commission Meeting held on the 11th day of November 2002 and that the same was adopted by the following vote, to Wit:

AYES: Chairperson Morales, Vice Chairperson Crespo, Commissioners Cabrera, Franco, and García.

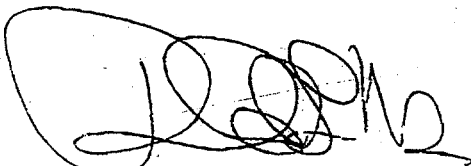
NOES: None

ABSTAIN: None

ABSENT: None

EXCUSED: None

I hereby affix my hand and Official Seal of the City of Bell Gardens, California.

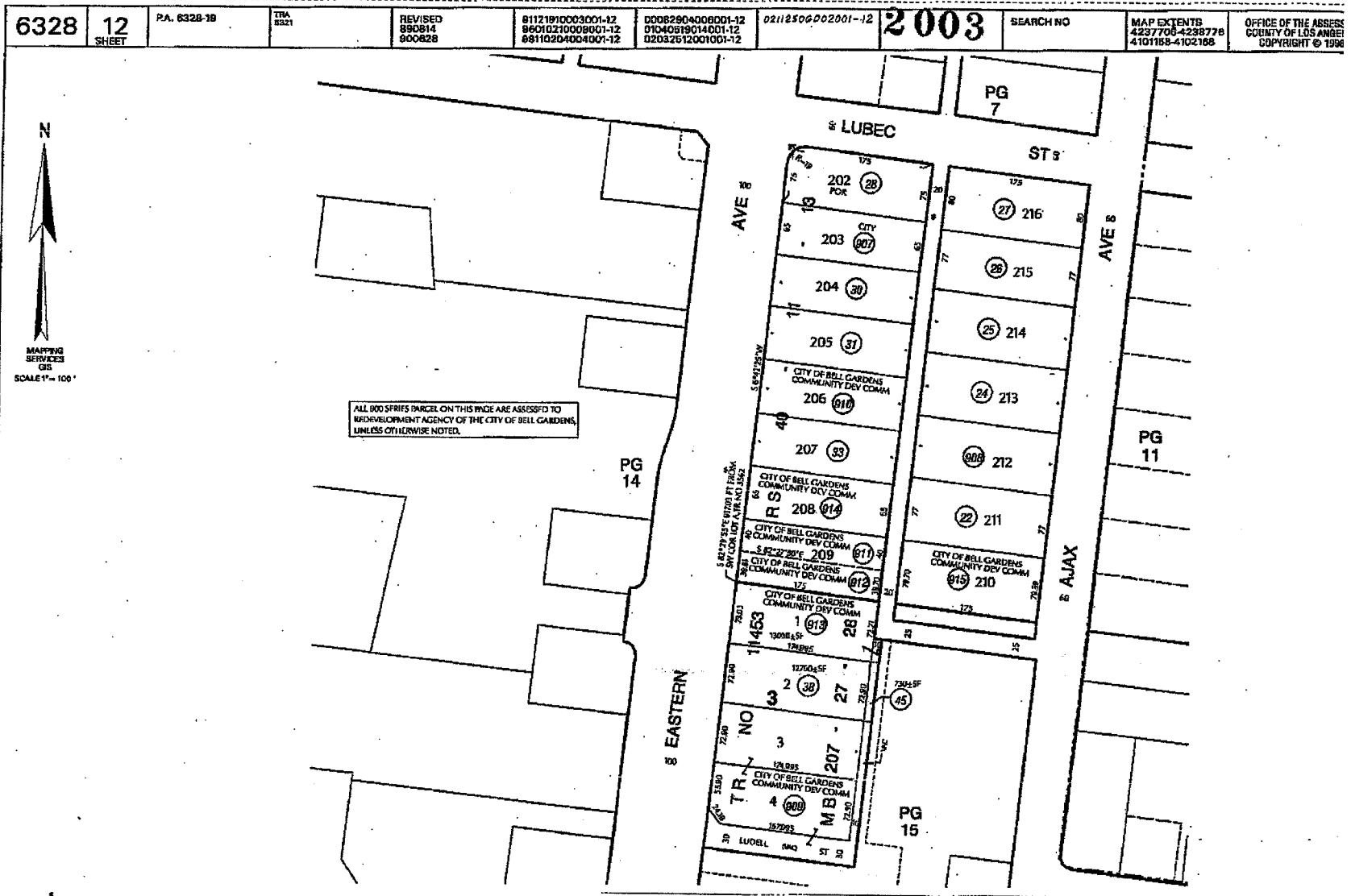


RONALD L. HART
Commission Secretary

View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor



**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **BELL GARDENS COMMUNITY REDEVELOPMENT COMMISSION** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
BELL GARDENS COMMUNITY
REDEVELOPEMNT COMMISSION

By Ramiro Morales
RAMIRO MORALES
CHAIRPERSON

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of **N/A**

By N/A
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marjorie Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2236

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=11453*1/2 VAC ALLEY ADJ LOT 2 BLK 3	CITY OF BELL GARDENS	1989	6328-012-045	\$10,968.00

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **BELL GARDENS COMMUNITY REDEVELOPMENT COMMISSION** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
BELL GARDENS COMMUNITY
REDEVELOPEMNT COMMISSION

By Ramiro Morales
RAMIRO MORALES
CHAIRPERSON

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of N/A

By N/A
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marilyn Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20____.

_____, STATE CONTROLLER

By _____

SUPERVISORIAL DISTRICT 1
AGREEMENT NUMBER 2236

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=11453*1/2 VAC ALLEY ADJ LOT 2 BLK 3	CITY OF BELL GARDENS	1989	6328-012-045	\$10,968.00

AGREEMENT NUMBER 2251

CITY OF CALABASAS

THIRD SUPERVISORIAL DISTRICT



CITY of CALABASAS

November 12, 2002

Agreement # 2251

Dist # 3

Mr. Stan Redins
Los Angeles County Tax Collector
225 North Hill Street
Los Angeles, CA 90012

**SUBJECT: LETTER OF REQUEST TO ACQUIRE LANDS EAST OF MALIBU HILLS ROAD,
CALABASAS (A.P.N: 2064-025-002)**

Dear Mr. Redins:

At its October 14, 2002 regular meeting, the Calabasas City Council voted to acquire the 4.51 acre parcel of tax defaulted property situated east of Malibu Hills Road, Calabasas (A.P.N: 2064-025-002).

This property is situated immediately adjacent to Malibu Creek. The City Council intends to maintain the lands as open space and restore the native vegetation in the creek corridor, thereby enhancing the environmental benefits of the watercourse. There is also an existing public access trail on these lands which shall continue. There may be additional opportunities in the future, subject to funding availability, to include this property as part of the City's ongoing environmental rehabilitation efforts along the Malibu Creek Corridor.

On behalf of the City Council, I request that your office initiate the process of preparing the necessary Chapter 8 Agreements with the City of Calabasas. Mr. Brian Trushinski, Planning Manager, may be reached at (818)878-4242 extension 234) and will be the City's staff contact. All correspondence and questions pertaining to this initiative can be directed to him.

Thank you for your assistance and we look forward to working with your administration.

Sincerely,

Donald R. Duckworth
City Manager

DRD:dl

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

received
11-25-02
S. Redins



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

I Public Agency – Objection Application Checklist

One copy of each of the following documents are required:

- ☐ Objection letter of statement with indication of the date it was submitted to the tax collector's office
- ☐ Statement of public purpose and/or intended use for each parcel
- ☐ Resolution/Official Minutes
- ☐ Agency mission statement. If redevelopment agency, description/map of survey area
- ☐ Signed Purchase Application Form



II Public Agency – Non - Objection Application Checklist

One copy of each of the following documents are required

- ☒ Copy of the public agency's written request to purchase
- ☒ Resolution and/or Minutes
- ☒ Agency mission statement. If redevelopment agency, description/map of survey area
- ☒ Signed Purchase Application Form



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Property Subject to Power to Sell

Name of Organization: CITY OF CALABASAS
(name of the city, county, district, redevelopment agency or state)

Application to _____ Objection to a Current Pending Chapter 7 Sale
Purchase:
(check one) X Application-No Pending Chapter 7 Sale

Public Purpose
for Acquiring
The property
THE CITY WISHES TO ACQUIRE THIS PROPERTY
FOR OPEN SPACE AND PASSIVE RECREATION
(COMMUNITY TRAILS) PURPOSES. SUBJECT TO FUTURE
FUNDING, THESE LANDS COULD BE INCLUDED AS PART
OF THE CITY'S ONGOING ENVIRONMENTAL ENHANCEMENT EFFORTS
ALONG MALIBU CREEK CORRIDOR.

List the Propertie(s) by Assessor's Parcel Number: 2064-025-002
CHAPTER B AGREEMENT NUMBER 2251

Authorized Signature: _____

Title: _____

Date: _____

[Signature]
City Manager
12.20.02

Agreement Number: 2251

See pg 4 Consent
Item 11

MINUTES OF A REGULAR MEETING OF
THE CITY COUNCIL OF THE CITY OF CALABASAS,
CALIFORNIA, HELD WEDNESDAY, OCTOBER 9, 2002

CLOSED SESSION

City Attorney Charles Vose announced at 6:31 p.m. that the City Council recessed into closed session to confer with legal counsel regarding the following:

- 1) Personnel matters, pursuant to Government Code, Section 54957.6(a).
- 2) Potential litigation, pursuant to Government Code, Section 54956.9(b)(1).

The City Council reconvened from closed session at 7:22 p.m. with no reportable action.

Mayor Devine called the meeting to order at 7:32 p.m. in the City Council Chambers of City Hall, 26135 Mureau Road, Calabasas, California.

ROLL CALL- Present: Mayor Devine, Mayor pro Tem Bozajian, Councilmembers Harrison, Lee, Washburn.
Absent: None.
Staff: Craig, Duckworth, Jomsky, Parker, Vose, Wheeler, Woomer.

The Pledge of Allegiance was led by Howard Regen.

APPROVAL OF AGENDA

Councilmember Lee moved, seconded by Councilmember Washburn, to approve the agenda, amended as follows:

- Continue Consent Item No. 15 to the October 16, 2002 City Council meeting; and
- Remove Consent Item No. 18 for discussion.

AYES: Mayor Devine, Mayor pro Tem Bozajian, Councilmembers Harrison, Lee, Washburn.
NOES: None. ABSENTS: None.

APPROVAL OF MINUTES

Councilmember Lee moved, seconded by Councilmember Washburn, to approve the minutes of the August 7, 2002 City Council meeting, amended as follows:

- Pg. 8, 3rd line, change "Magaron" to "McGarry"; and

AYES: Mayor pro Tem Bozajian, Councilmembers Harrison, Lee, Washburn.
NOES: None. ABSENTS: None. ABSTAINS: Mayor Devine.

ANNOUNCEMENTS AND INTRODUCTIONS

The City Council recognized former Environmental Commissioners Babette Gibbs and Loren J. Stone. Robert Robbins, Chair of the Environmental Commission, presented the Environmental Commission's annual report.

Donald Duckworth, City Manager, announced that the item regarding the report from Terry Dipple on Freeway Emergency Management has been continued to a date uncertain. Steve Harris, Mountains Restoration Trust (MRT), presented plaques to Mayor Devine for her assistance in MRT's acquisition of the open space property at the end of Dorothy Road; and Councilmember Lee for her assistance in the acquisition of the Freedman property. Paul Schuster, Assistant Fire Chief, presented the report on fire prevention and preparedness in observance of Fire Prevention Week October 6-12, 2002.

ORAL COMMUNICATIONS - PUBLIC COMMENT

Susan Ellis, 26329 Plata Lane, spoke in support of the proposed Parkway Calabasas Interchange Improvement Project community workshop. Steve Lotto, 3646 Calle Jazmin, urged the City Council to address the traffic problems at Parkway Calabasas and Paseo Primario, and the visibility problems at the roundabout at Parkway Calabasas and Camino Portal. Helene Regen, 23146 Park Sorrento, spoke on behalf of the Board of Directors for Calabasas Park Homeowners Association, addressing traffic issues at the intersection of Parkway Calabasas and lower Paseo Primario and urged the City Council to conduct a study to provide traffic mitigation measures

regarding this matter. She also spoke in favor of the proposed Parkway Calabasas Interchange Improvement Project community workshop. Flo Klein, City Historian, presented another volume of articles relating to Calabasas, and requested assistance with getting the Access Services Incorporated transit system in Calabasas.

Councilmember Lee announced that Assemblymember Fran Pavley has scheduled a press conference on October 10, 2002, 10:00 a.m., at the Malibu Canyon turnout just north of Mulholland Drive, to affirm that Malibu Canyon/Las Virgenes Road has been designated a State authorized County Scenic Highway.

PUBLIC HEARINGS

1. Site Plan Review No. 02-14 - Hilton Hotel located at 24150 Park Sorrento - Request to modify Resolution No. 97-475, amending the Conditions of Approval for Site Plan Review No. 96-08 to exclude the payment of an Affordable Housing Fee to the City of Calabasas' In-lieu Fee Program.

Mayor Devine opened the public hearing.

Councilmember Washburn moved, seconded by Councilmember Harrison, to receive and file the proof of posting and publication. **MOTION CARRIED 5/0.**

Steve Craig, Community Development Director, presented the report.

Following discussion, Grace Castillo, General Manager of the Hilton Garden Inn, requested that the City Council grant a payment extension for the Affordable Housing Fee.

Councilmember Washburn moved, seconded by Mayor Devine, to deny the request to modify Resolution No. 97-475, amending the Conditions of Approval for Site Plan Review No. 96-08 to exclude the payment of an Affordable Housing Fee to the City of Calabasas' In-lieu Fee Program, and grant an extended payment period for twelve months for collection of the fee.

AYES: Mayor Devine, Councilmembers Harrison, Lee, Washburn.

NOES: Mayor pro Tem Bozajian. ABSENTS: None.

2. Recommendation to adopt Resolution No. 2002-771, approving tentative Parcel Map 26537 requesting to divide the Creekside Village Shopping Center site into 4 parcels at 26521, 26527, 26531 Agoura Road.
4. Conditional Use Permit No. 01-02, Site Plan Review NO. 01-18 and Oak Tree Permit No. 01-12 - Rob Searcy - Requesting to construct a single family residence on a ridgeline within the Scenic Corridor Overlay Zone. Property location: 24107 Saint Andrews Lane.

Councilmember Washburn moved, seconded by Councilmember Lee, to continue Public Hearing Item Nos. 2 and 4 to the November 6, 2002 City Council meeting. **MOTION CARRIED 5/0.**

UNFINISHED BUSINESS

5. Report regarding Community Development Block Grant (CDBG) Project expenditure summary.

Milan Garrison, LDM Associates, presented the report.

Following discussion, Councilmember Washburn moved, seconded by Councilmember Lee, to receive and file the CDBG Project expenditure summary. **MOTION CARRIED 5/0.**

NEW BUSINESS

9. Discussion regarding the revision of the False Alarm Ordinance and fee structure.

Tom Wheeler, Risk Management, presented the report. Susan Harris, Vice Chair of the Community Policing Commission, presented a report regarding discussions with the Calabasas Chamber of Commerce.

The City Council provided the following comments:

- Amend proposed resolution, Section 1, paragraph 1, change "fiscal year" to "calendar year";
- Amend proposed resolution, Section 1, change the schedule, as follows:

A.	First false alarm	\$0.00 (warning letter)
B.	Second false alarm	\$0.00 (warning letter)
C.	Third False alarm	\$100.00
D.	Fourth False alarm	\$200.00
E.	Fifth false alarm	\$300.00
F.	Sixth false alarm (and each subsequent false alarm)	\$400.00;
- Charge the alarm companies along with the alarm owners after second alarm;
- Provide a list of repeat offenders by street, identified as (c)-commercial and (r)-residential;
- Lower the fee structure and deactivate system after four (4) false alarms, if it becomes a nuisance;
- Add language on door hanger that warns customers of fines/service fees for false alarms;
- Identify alarm companies in the statistics of false alarm calls and forward to the Community Policing Commission for review; and
- Consult with Chamber of Commerce for assistance with the business community.

Councilmember Washburn moved, seconded by Mayor Devine, to approve the recommendation of the Community Policing Commission to amend the existing False Alarm Ordinance and service charge resolution; and to direct staff to report back at the next available meeting.

AYES: Mayor Devine, Mayor pro Tem Bozajian, Councilmembers Lee, Washburn.

NOES: Councilmember Harrison. ABSENTS: None.

The City Council recessed at 9:30 p.m. and reconvened at 10:01 p.m.

PUBLIC HEARING

3. Discussion of a proposed Lighting Ordinance, repealing Section 17.20.140 of Title 17 of the Calabasas Municipal Code and adding Chapter 17.27 to Title 17 of the Calabasas Municipal Code (Lighting).

Mayor Devine opened the public hearing.

Councilmember Washburn moved, seconded by Mayor Devine, to receive and file the proof of posting and publication. **MOTION CARRIED 5/0.**

Steve Craig, Community Development Director, and Dustin Woomer, Associate Planner, presented the report.

The City Council provided the following amendments and direction:

- Section 17.27.015, first sentence, insert "involving outdoor lighting" after "new development proposals";
- Section 17.27.015, place a limit on the number of 60 watt bulbs used for residential lighting;
- Section 17.27.030, include a descriptive map or refer to specific streets as examples;
- Section 17.27.130, include graphic representation along with definitions;
- Provide policy consistent with the ordinance for City owned streets and facilities;
- Provide options for addressing exempted entities, such as Calabasas High School;
- Schedule a study session with Southern California Edison and Los Angeles County Sheriff Department regarding City street lights and minimum security lighting standards for businesses;
- Provide a brochure that explains lighting standards in laymen's terms; and
- Address issues relating to height standards and directional lighting in the ordinance.

Mayor Devine closed the public hearing. The City Council agreed by consensus to continue this item to the November 6, 2002 City Council meeting.

NEW BUSINESS

10. Discussion regarding scheduling of dates and scope of participation for a community General Plan workshop.

Steve Craig, Community Development Director, presented the report.

Following discussion, Councilmember Harrison moved, seconded by Mayor Devine, to schedule the community General Plan workshop for Saturday, January 11, 2003.

AYES: Mayor Devine, Mayor pro Tem Bozajian, Councilmember Harrison.

NOES: Councilmember Washburn. ABSENTS: None. ABSTAINS: Councilmember Lee.

CONSENT ITEMS

11. Approval of the purchase and ownership title of 4.51 acres of reserved tax defaulted lands located east of Malibu Hills Road (APN: 2064-025-002) in the amount of \$5,983.00; and to appropriate \$5,983.00 from the General Fund Unappropriated Reserves to the City Open Space Acquisition Account No. 10-134-6550-00.
12. Recommendation to approve the purchase of the Le Mans Property in the amount of \$200,000.00; to appropriate \$200,000.00 from the General Fund Unappropriated Reserves to the City Open Space Acquisition Account No. 10-134-6550-00; and to approve the conversion of the property to Open Space - Parkland.
13. Approval of the purchase and ownership title of 0.68 acres of vacant land, formerly known as the Freedman Property, from the Mountains Restoration Trust for \$18,611.66; and to appropriate \$18,611.66 from the General Fund Unappropriated Reserves to the City Open Space Acquisition Account No. 10-134-6550-00.
14. Approval of the purchase of excess right-of-way located on the south side of U.S. 101 Freeway west of Parkway Calabasas in the amount of \$368,000.00; and to appropriate \$368,000.00 from the General Fund Unappropriated Reserves to Account No. 40-339-6502-16.
15. Approval of plans and specifications and authorize staff to obtain bids for the construction of the proposed traffic calming devices on Ruthwood Drive and Parkmor Road.
16. Adoption of Resolution No. 2002-783, authorizing the City Manager to apply for grant funds for the Robert-Z'Berg-Harris Urban Open Space and Recreation Program under the Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000.
17. Adoption of Resolution No. 2002-784, updating the Disadvantaged Business Enterprise (DBE) Program overall annual goal setting methodology for Federally funded highway projects, in accordance with the City of Calabasas adopted DBE Program, and the regulations of the U.S. Department of Transportation (DOT), Title 49 Code of Regulations (CFR) Part 26.
18. Approval of October 2002 Warrant Register.

Mayor pro Tem Bozajian moved, seconded by Councilmember Lee, to approve Consent Items 11, 12, 13, 14, 16, and 17. **MOTION CARRIED 5/0.**

Item No.18

Mayor Devine requested that Warrant Item No. 38285, Las Virgenes Municipal Water District, in the amount of \$222,054.45, be held pending clarification of the charges.

Mayor Devine moved, seconded by Mayor pro Tem Bozajian, to approve the Warrant Register except for Warrant Item No. 38285. **MOTION CARRIED 5/0.**

UNFINISHED BUSINESS

6. Report on fiscal impacts of Utility Users Tax.
7. Recommendation to authorize an expenditure from California Law Enforcement Equipment Program (CLEEP) grant funds of an amount not to exceed \$20,000.00 for security measures at City Hall.
8. Recommendation to award Project Study Report for the U.S. 101 Freeway/Lost Hills Road Interchange Traffic Flow Improvement Projects to Athalye Consulting Engineers; and to appropriate \$189,000.00 from the Bridge and Thoroughfare District funds to Account No. 40-339-6502-06.

Mayor pro Tem Bozajian moved, seconded by Councilmember Lee, to continue Items 6, 7, and 8 to the October 16, 2002 City Council meeting.

AYES: Mayor Devine, Mayor pro Tem Bozajian, Councilmembers Lee, Washburn.

NOES: Councilmember Harrison. ABSENTS: None.

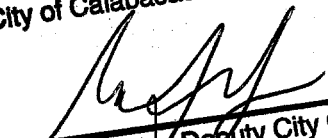
ADJOURN

The City Council adjourned at 11:12 p.m. in memory of Edna Ben Porat.



Mark Jomsky, Deputy City Clerk

Certified to be a true and correct copy
of original document on file with the
City of Calabasas



Mark Jomsky, Deputy City Clerk



CITY of CALABASAS

CITY COUNCIL AGENDA REPORT

DATE: SEPTEMBER 23, 2002

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: STEVE CRAIG, DIRECTOR OF COMMUNITY DEVELOPMENT
BRIAN TRUSHINSKI, PLANNING MANAGER

SUBJECT: MALIBU HILLS ROAD PROPERTY ACQUISITION (APN:2064-025-002)

MEETING DATE: OCTOBER 9, 2002

SUMMARY RECOMMENDATION:

That the City Council agree to purchase 4.51 acres of reserved tax defaulted lands located east of Malibu Hills Road (APN: 2064-025-002) for \$5,983.00 to be transferred from the General Fund to the City Open Space Acquisition Account (10-134-6550-00). Further, that City Council agree to accept ownership title of these lands immediately upon the Santa Monica Mountains Conservancy or the Mountains Recreation and Conservation Authority recording of title.

BACKGROUND:

The Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority have advised City staff that they are not interested in purchasing a 4.51 acre reserved tax defaulted property (APN: 2064-025-002) located east of Malibu Hills Road and adjacent to Malibu Creek. This reserved tax defaulted property is subject to power of sale by the Los Angeles County Tax Collector for the nonpayment of taxes and is being offered to the City under Chapter 8 of the Revenue and Taxation Code. The lands are currently vacant. An equestrian and hiking trail traverses the western property boundary. The entire property is subject to flood hazard. The purchase price is the tax default cost (minimum bid) of \$5,623.00 plus the fees incurred by the County (\$360.00), totaling \$5,983.00.

DISCUSSION/ANALYSIS:

Staff supports the municipal acquisition and ownership of these 4.51 acres for open space and passive recreation (community trails) purposes. Subject to potential future funding, these lands could be included as part of the City's ongoing environmental enhancement and rehabilitation efforts along the Malibu Creek corridor (e.g., removal of non-native eucalyptus trees and restoration with appropriate native riparian vegetation).

To acquire these tax defaulted lands, the City of Calabasas will need to engage in a Chapter 8 agreement, as set out in the Revenue and Taxation Code. Staff from the Santa Monica Mountains Conservancy and the Mountains Recreation and Conservation Authority have not determined to date which organization will be the lead agency on this project for the transfer. Both agencies have advised that once this issue is decided, the lead agency will be responsible for undertaking the Chapter 8 administrative paperwork on the City's behalf. In turn, the City would pay the purchase price of the lands including the County's incurred fees, once the Conservancy / Authority receives the bill from the Tax Collectors Office. Title would then be transferred to the City immediately upon the Conservancy / Authority recording the title.

The County Tax Collectors Office has informed staff that the land acquisition and appeals process as set out in Chapter 8 agreement will require approvals from L.A. County Council, County Board of Supervisors, and the State Controller. For this reason, this process will require up to eight months to complete.

FISCAL IMPACT/SOURCE OF FUNDING:

Land purchase funds in the amount of \$5,983.00 should be transferred from the General Fund to the City Open Space Acquisition Account (10-134-6550-00).

REQUESTED ACTIONS:

That the City Council agree to purchase 4.51 acres of reserved tax defaulted lands located east of Malibu Hills Road (APN: 2064-025-002) for \$5,983.00 to be transferred from the General Fund to the City Open Space Acquisition Account (10-134-6550-00). Further, that City Council agree to accept ownership title of these lands immediately upon the Santa Monica Mountains Conservancy or the Mountains Recreation and Conservation Authority recording the title.

2064

25
SHEET

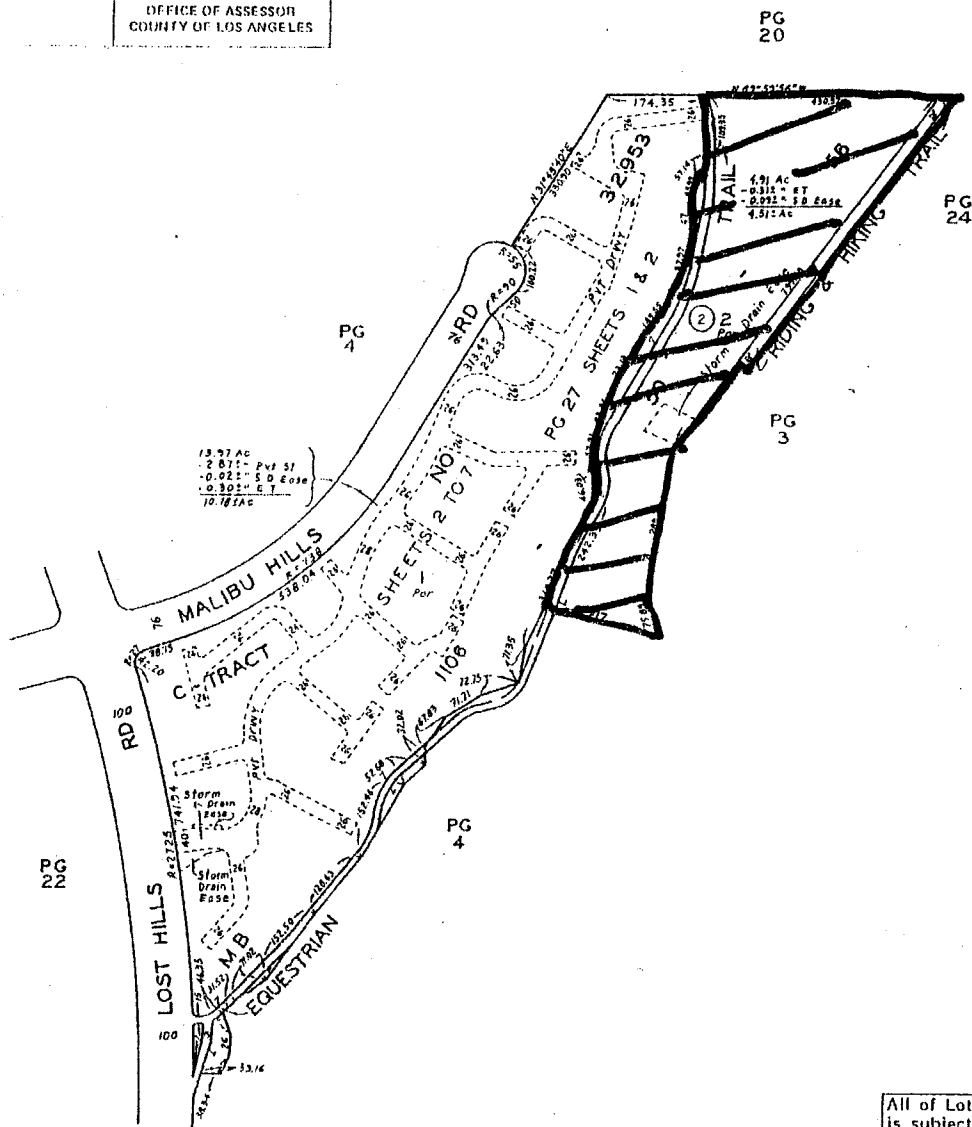
SCALE 1" = 200'

РА. 2064 - 4

IRA
(100)

OFFICE OF ASSESSOR
COUNTY OF LOS ANGELES

1992



All of Lot 2, Tract No. 32953
is subject to Flood Hazard.

8857253/022022
89062794001001-02
910131
910608

CITY OF CALABASAS GENERAL PLAN:

AGENDA FOR THE 21ST CENTURY

I. INTRODUCTION

Calabasas is a community preparing to meet the 21st Century. As the world changes economically and socially, and technological innovation changes the way we live, Calabasas is looking beyond conventional wisdom and beyond the way things have always been done, to define a vision of its future. The Calabasas General Plan represents the City's first comprehensive effort to define what makes Calabasas a special place, delineate a vision for its future, and to formulate action-oriented programs to achieve that future. In addition to functioning as the City's lead policy document as to how it will manage its future, the General Plan is the City's official policy statement identifying Calabasas' expectations regarding the activities of other agencies as they will affect the community in the future.

Calabasas was founded as a separate community, away from the urbanization and congestion of the Los Angeles metropolitan area. From its early days, Calabasas maintained a pioneer spirit as "The Last of the Old West." In looking to the future, Calabasas must identify the characteristics that distinguish it from other communities within the metropolitan area, and which cause people to find it to be a good place to live.

Calabasas also faces the challenge of preserving its unique character and environment. The primary issues which Calabasas will face in the future will focus on managing the area's existing natural and built environments, rather than on reviewing new development proposals. While exercising the local management responsibilities the City gained through incorporation, a greater emphasis will be placed on environmental protection, design compatibility, and transitions between urban and rural land uses than occurred in the past when, as a developing community, the primary emphasis was on development review.

Calabasas is located in western Los Angeles County along the heavily traveled Ventura Freeway, approximately 25 miles from downtown Los Angeles (see Figure I-1). Neighboring cities include Los Angeles, Agoura Hills, and Hidden Hills. In addition, a portion of the City's northern boundary borders the Ventura County line. As of 1993, the City of Calabasas' incorporated boundaries encompassed approximately 12.9 square miles, or 8,269 acres of land, and had an estimated population of 19,857. In addition, the General Plan addresses an unincorporated area that is home to approximately 1,900 residents, and occupies 19.0 square miles, or 12,186 acres. This unincorporated area is located primarily north and south of the City (see Figure I-2).



CITY of CALABASAS
GENERAL PLAN
FIGURE I-1
REGIONAL LOCATION MAP



LOS ANGELES COUNTY BOUNDARY

SOURCE: PLANNING NETWORK, 1993.

1992

PG
20PG
24

PO
3

20

PG

PG
APG
22

REVISED
8807250102602
89062799001001-02
910131
910608

All of Lot 2, Tract No. 32953
is subject to Flood Hazard.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

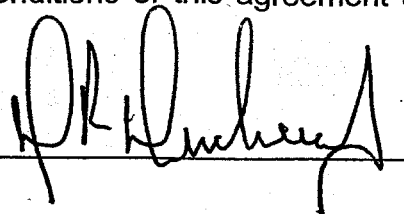
0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF CALABASAS

By



(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **N/A** hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of

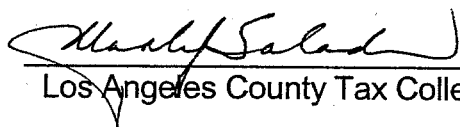
By

N/A

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2251

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=32953 EX EQUESTRIAN TRAIL LOT 2	CITY OF CALABASAS	1989	2064-025-002	\$8,609.00

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **CITY OF CALABASAS** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
CITY OF CALABASAS

By

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Clerk of the Board of Supervisors

By

Chair of the Board of Supervisors

By

Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of

By

N/A

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 3
AGREEMENT NUMBER 2251

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